143.0	0006	0007.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 827,600 / 827,600
					USE VALUE: 827,600 / 827,600
					ASSESSED: 827,600 / 827,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORRISON JOHN B & MARY-ANNE/
Owner 2:	TRS/56 PINE RIDGE RD RLTY TRUS
Owner 3:	
Street 1:	56 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORRISON JOHN B & MARY ANNE -
Owner 2:	-
Street 1:	56 PINE RIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,779 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Vinyl Exterior and 2606 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5779.000	352,900		474,700	827,600
Total Card	0.133	352,900		474,700	827,600
Total Parcel	0.133	352,900		474,700	827,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.64 | /Parcel: 317.6

Legal Description

User Acct 92928

GIS Ref

GIS Ref

Insp Date 06/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,200	0	5,779.	474,700	827,900	827,900	Year End Roll	12/18/2019
2019	101	FV	271,900	0	5,779.	445,000	716,900	716,900	Year End Roll	1/3/2019
2018	101	FV	271,900	0	5,779.	367,900	639,800	639,800	Year End Roll	12/20/2017
2017	101	FV	271,900	0	5,779.	338,200	610,100	610,100	Year End Roll	1/3/2017
2016	101	FV	271,900	0	5,779.	308,600	580,500	580,500	Year End	1/4/2016
2015	101	FV	267,100	0	5,779.	302,600	569,700	569,700	Year End Roll	12/11/2014
2014	101	FV	267,100	0	5,779.	281,300	548,400	548,400	Year End Roll	12/16/2013
2013	101	FV	267,100	0	5,779.	267,600	534,700	534,700		12/13/2012

!11122!

PRINT

Date	Time
12/11/20	01:19:38

LAST REV

Date	Time
12/01/20	10:25:31
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11122

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRISON JOHN B	1474-69		7/7/2015	Convenience	1	No	No		
	1028-195		4/1/1987		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	92928
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	1893	Heat App	11,516	C				
6/20/2018	847	Re-Roof	6,750	C				
8/7/2013	1186	Manual	24,300	C				
9/24/2003	850	Manual	4,000					tear down of chimn
6/3/2001	368	Porch	750	C				REPAIR REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Meas/Inspect	HS	Hanne S
1/16/2014	Info Fm Prmt	EMK	Ellen K
11/15/2008	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5779		Sq. Ft.	Site		0	80.	1.03	9									474,696						474,700	

Total AC/HA: 0.13267 | Total SF/SM: 5779 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 474,696 | Spl Credit | Total: 474,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22189546
Const Adj.:	0.96819645
Adj $ / SQ:	159.710
Other Features:	114300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479537
Depreciation:	126598
Depreciated Total:	352939

COMMENTS

PDAS SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

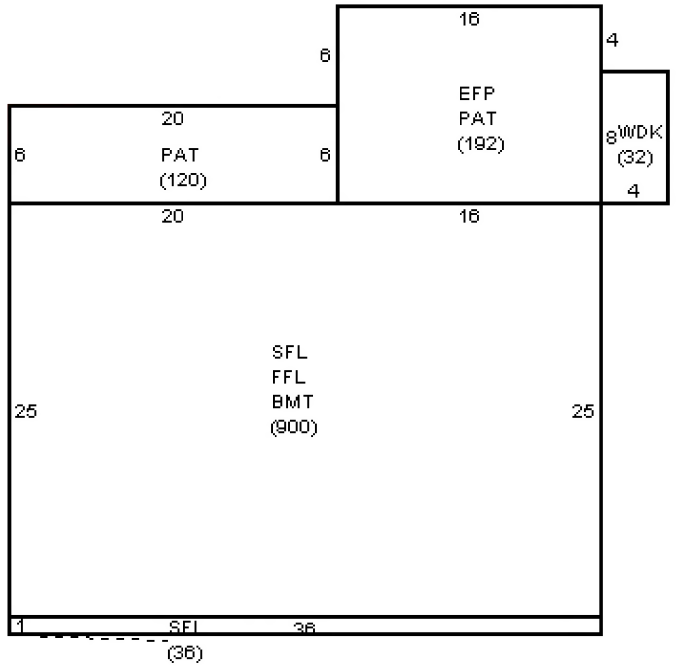
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	159.71
Special Features:	0	Val/Su Net:	110.91
Final Total:	352900	Val/Su SzAd	192.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	936	159.710	149,488
FFL	First Floor	900	159.710	143,739
BMT	Basement	810	77.500	62,774
PAT	Patio	312	3.340	1,043
EFP	Enclos Porch	192	40.090	7,697
WDK	Deck	32	15.490	496

Net Sketched Area:	3,182			Total:	365,237
Size Ad	1836	Gross Are	3272	FinArea	2606

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90	RRM	95	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc